

Bigfork Steering Committee
Minutes for July 26, 2007
Amended

Meeting was called to order by Elna Darrow, Chair, at 12:07 p.m. In attendance were Paul Ranna, George Darrow, Shelley Gonzales, John Borquin, Gary Ridderhoff, Chuck Gough and Julie Spencer.

Agenda – It was moved by George Darrow and seconded by Chuck Gough to adopt the meeting's agenda. John Bourquin asked to amend the agenda to include a status report on the Tanner/Windsor Court project. Approval to amend and adopt the agenda was moved by Chuck Gough and seconded by Paul Rana. Agenda was approved

Minutes – It was moved by John Bourquin and seconded by Gary Ridderhoff to approve the minutes of the prior meeting, as emailed. Minutes were approved.

Treasurer's Report – Chuck Gough reported that the Community Foundation for a Better Bigfork had deposited \$2,000 into the Bigfork Steering Committee (BSC) account. Current expenses of \$82.61 were for the North Lake County project. The treasurer submitted both a current financial statement and a four year historical financial statement.

Committee Reports

Resort Tax – The committee will not be meeting until the fall.

Lake County Zoning – Paul Rana stated that a report will be submitted at the August 16th BSC/Community Forum meeting. The report will recommend a continuing of the committee work based on mostly favorable results from the community meetings. Ferndale, Swan Sites and Woods Bay meetings had a high degree of acceptance. At the Swan Lake meeting residents were concerned that Flathead County would take over their area. The next series of meetings will take place during the fall and will review the report from the first round of meetings and outline the process by which the group will report to BSC. Paul indicated that the northern most part of Lake County in school district 38J is interested in the project but the rest of the district is not. The idea of a joint zoning district will not be realized due to the costs both counties would incur.

Vision Committee – No report

Chair Report – Elna Darrow announced that Paul Rana has been appointed member-at-large to replace Gary Ridderhoff. BSC will continue to follow up on the DNRC \$15,000 grant for storm water management. Grants require a 50% matching fund, therefore, the county would be the likely source of funding but Bigfork would probably be asked to help raise funds as well.

Julie Spencer, manager of the Bigfork Water and Sewer District (BWSD) stated that an anonymous request was submitted to build an ADA compliant ramp from Grand Avenue down to the public dock. The access is known as Lake Avenue which runs from the high school at the north end, past the Great Northern and Swan River Inn on the south end. The sewer department has a lift station at the dock and they need access to that area if their trucks are needed to get into the station and pump. The road is not used by the public but solely by the sewer department to access its equipment.

Old Business

Storm Water – Discussed above in the Chair Report

Branding Iron – Julie Spencer spoke with Steve Kilbreath at the Department of Environmental Quality (DEQ) who stated that each unit in the Branding Iron project will be required to go through subdivision review. The Flathead Planning Department had given this project a pass on that requirement as a staff member had told the developer that the project would not need subdivision review. Julie also stated that the DEQ issued BWSD a violation letter for hooking up the Bigfork Marina Condos (Ponderosa Boat Club) as that project did not go through subdivision review with the county. These completed condos are now going through subdivision review and the DEQ is not pleased with the developer's circumventions of subdivision regulations. It was discussed and recommended that the Bigfork Land Use Advisory Committee (BLUAC) send a letter to the DEQ listing known projects that have not had subdivision review, including Bigfork Marina Condos, Branding Iron, Dancing Fox at Jewel Basin Plaza, Rob Wink's 4 unit condos adjacent to the Bigfork Playhouse and Fox Run Condos on Bridge Street behind Bethany Lutheran Church. Mr. Wink indicated that he will be receiving a letter from TNH engineering stating that he has complied with all subdivision review requirements.

It was then discussed that in light of the subdivision review violation letter from DEQ, the BWSD board needs to address the discrepancies between DEQ policies and those of the BWSD regarding the hook up of condo units and the need for subdivision review of the projects by the county. Elna stated that by the August 8th BWSD board meeting, the BSC and BLUAC should write a letter to the BWSD board asking that the operating policies of the BWSD should be updated to comply with DEQ requirements regarding condo development and the subdivision review process. Julie stated that the DEQ has not forced the BWSD to change its policies and procedures on this topic as they are thinking about what should be done.

There was further discussion on the topic of raising the matching funds for the storm water grant. It was suggested that Buz Meyer be contacted to help in raising funds. Elna stated that she would call him. Elna also indicated that she would write public service announcements for the Bigfork Eagle and the Lakeshore Country Journal to solicit donations for the grant.

Meeting was adjourned at 1:00 p.m.

Submitted by
Shelley Gonzales